

Glenwood Springs
Homeowners Association Inc.
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BOARD MEETING MINUTES
Saturday, March 25th, 2017, 10 am Pool

CALL TO ORDER:

The meeting was called to order at 6pm by President Marilyn Cormier. A quorum of Board Members were present as follows: Brian Boulris, Vice President and Charles Newcomb-Sec/Tres. Also in attendance were: Teri Wimmer, Wimmer Community Management and several owners.

READING OF THE MINUTES:

Marilyn Cormier made a motion to waive reading the minutes of the previous Board Meeting held on Aug, 16, 2016. Charles Newcomb seconded motion. Motion was approved by Board unanimously.

FINANCES:

Teri Wimmer discussed the first quarter 2017 financials and handed out the Balance Sheet and P&L. Teri reviewed the expenses for the first quarter of 2017 to date. (Complete financials for the first quarter will not be available until the second week in April.) Teri pointed out that although the association was a little over budget in a few line items the overall financial position of the association is very good. The Balance Sheet showed total Checking/Savings of \$166,127.30. A motion was made by Charles Newcomb to approve the financials as presented, seconded by Brian Boulris and unanimously approved.

NEW BUSINESS:

Pond Update

Final restoration being reviewed by Kris Rowley, Project Manager for Zev Cohen Engineering and Robert Harrison Utility Const. Engineer, City of Deland. Final approval will take place after minor landscaping recommendations have been completed and to shore up the ends of the flumes to prevent erosion. \$5,000 has been held until completion of final approval. Floating fountain: Edenfield Corp. is scheduled to install 5 hp, 3 tier floating fountain. Freedom Electric has completed electrical scope of project. The color of the floating fountain water will clear up as soon as all sediments fall to the pond basin.

Insurance Update

Marianna Vogel, from Page Insurance, attended our Board Meeting making a brief presentation prior to the start of the Board Meeting. There will be a savings of \$231.00 due to ongoing security in our community. The Floating Fountain will be added. She handed out 2017 overviews. Even though we added on our Floating Fountain, due to the fact that we received a savings on security and paying our premium annually instead of quarterly, we paid approximately \$440 less this year than last year. Marianna suggested that we obtain updated Certificates of Insurance from our vendors and to think about adding Workers Comp coverage in the future.

Picnic Tables Purchase

Some of the existing picnic tables will need to be replaced in the near future. One, facing the pond, needs to be replaced immediately. It is not cost effective to replace with the same wood style, having to replace every 2 years. It was recommended that the Board approve 6 picnic tables made of the same material that is used in our playground area that includes weatherproof thermoplastic material. This type of material will delete any future expenses due to weather and use. Have received prices from two sources. Reviewed Lowes estimate of \$3,558.68, which included placement of the picnic tables in the park. The other supplier, ET&T costing \$4,264.00 was a higher price and did not include placement in the park. A

motion was made by Brian Boulris to approve Lowe's price, Charles Newcomb seconded. No further discussion, the motion was unanimously approved.

Discussed Newsletter: Future articles to include in newsletter

Flowers for Pond

CCR Landscaping has put together an estimate to dress up the pond area, once completed. Cost included prep planting on all plant material and planting Canna Lillies on top of each storm drain for a cost of \$960. A motion was made by Brian Boulris to approve Lowe's price, Charles Newcomb seconded. No further discussion, the motion was unanimously approved.

Parking & Speeding

Two speeding signs have been installed at front entrance and rear entrance. Parking tickets have been given out. Discussed any suggestions for improvement. It was suggested that Rod Hancock be called to complete a speed study on Bramley Lane. It was determined this area is where most of the speeding takes place.

ADDITIONAL BOARD MEMBER COMMENTS:

Board Members discussed the possibility of adding some lighting in the park along the pond area walkway and getting some pricing on pool tables. Some areas on the north side of the pond show erosion. Discussed options to address this issue.

RESIDENT COMMENTS:

Request was made to email newsletters that might produce a savings. Not everyone has email in our community. We would still incur the cost of coordinating and producing the final copy.

NEXT MEETING: To be announced.

ADJOURNMENT:

Meeting minutes prepared by:

Marilyn Cormier

Marilyn Cormier, Association President